128.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,700 /	634,700
					USE VALUE:	634,700 /	634,700
					ASSESSED:	634,700 /	634,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ORCHARD PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG HU
Owner 2:	XIE TIAN
Owner 3:	
Street 1:	16 ORCHARD PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PECK ELIZABETH A -
Owner 2:	-
Street 1:	16 ORCHARD PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,804 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3804.000	207,400		427,300	634,700
Total Card	0.087	207,400		427,300	634,700
Total Parcel	0.087	207,400		427,300	634,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.69 | /Parcel: 400.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83055
GIS Ref	
GIS Ref	
Insp Date	05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,500	0	3,804.	427,300	634,800	634,800	Year End Roll	12/18/2019
2019	101	FV	174,000	0	3,804.	400,600	574,600	574,600	Year End Roll	1/3/2019
2018	101	FV	174,000	0	3,804.	331,200	505,200	505,200	Year End Roll	12/20/2017
2017	101	FV	174,000	0	3,804.	304,400	478,400	478,400	Year End Roll	1/3/2017
2016	101	FV	174,000	0	3,804.	277,700	451,700	451,700	Year End	1/4/2016
2015	101	FV	163,000	0	3,804.	272,400	435,400	435,400	Year End Roll	12/11/2014
2014	101	FV	163,000	0	3,804.	253,200	416,200	416,200	Year End Roll	12/16/2013
2013	101	FV	163,000	0	3,804.	240,900	403,900	403,900		12/13/2012

!10025!

PRINT

Date	Time
12/11/20	00:23:35

LAST REV

Date	Time
01/28/20	12:22:28
jorourke	
10025	

USER DEFINED

Prior Id # 1:	83055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PECK ELIZABETH	73794-203	1	12/10/2019		720,000	No	No		
BROOKS ERNEST &	52772-149		5/14/2009	Change>Sale	330,000	No	No		
	8053-7		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2009	690	Wood Dec	10,000					
6/30/2009	542	Redo Kit	8,158	C				
5/21/2009	373	Redo Kit	28,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
5/8/2018	MEAS&NOTICE	CC	Chris C
3/3/2010	Info Fm Prmt	BR	B Rossignol
2/11/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3804		Sq. Ft.	Site		0	80.	1.40	9									427,296						427,300	

Total AC/HA: 0.08733 | Total SF/SM: 3804 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 427,296 | Spl Credit | Total: 427,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31287873
Const Adj.:	0.98970503
Adj $ / SQ:	136.433
Other Features:	66750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322078
Depreciation:	114660
Depreciated Total:	207418

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

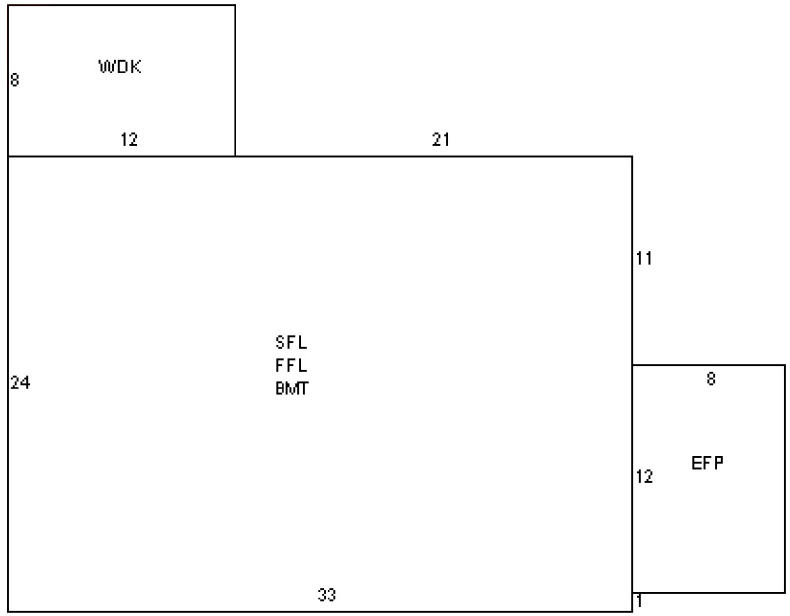
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.43
Special Features:	0	Val/Su Net:	80.76
Final Total:	207400	Val/Su SzAd	130.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	40.930	32,417
FFL	First Floor	792	136.430	108,055
SFL	Second Floor	792	136.430	108,055
EFP	Enclos Porch	96	55.010	5,281
WDK	Deck	96	15.840	1,520

Net Sketched Area:	2,568			Total:	255,328
Size Ad	1584	Gross Are	2568	FinArea	1584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc

